

News of the Real Estate World

CULLED FROM THE CLOSE OF MARKET

Windsor Court Apartments on Heights in \$300,000 Deal; Other Sales.

H. T. Wood has sold for Maxco Realty Company, "Windsor Court," at 580 West 111th street, southeast corner of Broadway, a six-story elevator apartment house, 100x100, with stores, renting for about \$50,000 and held at \$300,000.

Arthur L. Shaw resold 517 West 160th street, a six-story, 50-foot apartment, showing a rental of \$16,500, and held at \$95,000, to the Gold-Be Realty Company, Max Gold president.

Duroso Company sold to an investor for the estate of Paul Hoffman the two five-story apartment houses at 285-289 West Fourth street and 253 West Eleventh street, the northeast corner of these streets.

George W. Mercer & Son sold 438-440 West Twenty-third street, four-story cold water tenements, 40x100.

In the Dwelling Market.

Douglas Gibbons & Co., Inc., sold for Mrs. Henry A. Smith, 129 E. 86th street, 20x100, a four-story dwelling adjoining the southwest corner of Lexington avenue and 86th street, on which she and Frederick J. Sterner is building a residence for his own occupancy. It is the third time this house has been sold by the same brokers within a few months.

The four-story and basement dwelling, 20x100, at 22 East Eighty-first street, has been sold by Mrs. Sophie A. Wolf to Giles Whiting, a rug manufacturer, through Harris, Vought & Co. The property was held at \$70,000.

New Corporations in Deals.

The 380 Broadway Company has been formed at Albany, for the purpose of taking over the five-story building with stores, 31x175.11, at the northeast corner of White street, through to the new company are H. Aronson, P. Ronginsky and F. Levy.

Incorporation of the 21 West Forty-seventh Street Corporation (S. L. Nausbaum, A. Brown and M. D. Cowan) was also made to take over the five-story house, 27x100.5, at that address.

MISCELLANEOUS LEASES.

Joseph Levy & Son, with Jacob Tabolt, rented the four-story building at 188 Eighth street to Jacob Rosenblatt and Samuel Rothman.

J. Arthur Fischer leased for Trebush Realty Company the building at 224 West Forty-ninth street to M. Kenedy; for the floor 105 West Twenty-third street to See Bass Products, Inc., for offices and salesroom, and to Mendelsohn and Polonsky for 105 West Thirty-fifth street.

Ruand & Benjamin, Inc., leased offices in 5 Beekman street to the following: James Macher, Ellison & Diakakis, Maline, Rebeck & Rebeck, J. M. Klein, Kulberg & Goldworm & L. Jacobson, American Foreign Trading House, Inc., and the Elm-Elm Realty Corporation, and in 115-117 Hudson street, David J. Davis, M. Huesler & B. Jaffee, Michael Hippo and W. M. Hayes & S. B. Pettit.

Albert B. Ashforth, Inc., leased space in 160 West Park street to the Central Washing Machine Company; in 1457 Broadway to Hiram C. Wilson, and in 118 Broadway with M. E. Lipset, to Jacob H. Friedman.

Pease & Ellman leased offices in the Canadian Pacific building, Forty-fourth street and Madison avenue, for Cushman & Wakefield, as agents, to Cholomey & Weinberger.

Ames & Co. leased office space in 410 Fourth avenue, to Newberg & Steiner; also basement store in 238 West Forty-second street to Frank Bask.

Charles P. Neves Company leased store, basement and second floor in 83 Pine street to Marden Miller & Gelman; store in 100 West Twenty-third street to Klein, allusions, space in the W. R. Grace Building to the Joint Distribution Committee and floor of the Grace Building, Annex, to the National Coffee Roasters Association.

RESIDENTIAL RENTALS.

Pease & Ellman leased apartments as follows: In 67 Park avenue, to C. A. Murphy and Major Henry Meyer; in 560 Park avenue, to six-story second floor, to Alexander J. Marcuse, and in 113 West Ninety-fifth street, to J. S. Kaplan.

Harris, Vought & Co., leased apartments in 114 East Eighty-fourth street to Dr. Eric Alling, 528 Riverside, to O. Z. and Robert H. Klagsgrain, in 27 East Sixty-second street to L. Klotz and J. Wesley Doane and in 27 West Fifty-sixth street to E. R. Eldred.

Arthur Fischer rented an apartment in 24 West Forty-ninth street.

A. V. Amy & Co. have leased for Mrs. Minnie Castle the four-story and basement tenement house at 140 West 112th street, 20x100, and in 113 West Eighty-second street, to Mrs. Anna Ferguson for five years at an annual rental of \$4,200.

BROOK TRANSFORMATIONS.

The Leo H. Arons Company sold for Phippsman Kasman 1023 La Fontaine avenue, a five-story apartment, 27x100, for the Real Estate Mortgage Company of New Jersey 399 Freeman street, at junction of West Farms road and Longfellow street, 54x78.50 irregular, a five-story building with five stories.

Charles E. Noyes Company resold for Lurie & Feinberg to Isabel B. Freedman the frame taxpayer, 61x100, at the northeast corner of Gerard and Jerome avenues at 183rd street. Feinbergman will either improve or hold the property for resale.

Bernard S. Deutsch, attorney, has purchased 506 Simpson street, a four-story apartment house, arranged for fifty families. The house rents for \$17,000 a year and was held at \$105,000. The W. C. P. Realty Company was the seller, and Goldner & Blackner were the brokers. Mr. Deutsch also bought 1071-1075 Home street, two five-story apartment houses, 100x100, housing twenty-five families and held at \$140,000. The Starzer Realty Corporation was the seller. Joseph Blackner was the broker.

August Lanter sold for Kathryn Feinberg the three-story house at 2169 Grand Boulevard, on a lot 26x61, irregular, to Chris. Herlich, an undertaker. A client of Overberg, Steindler & Herlich has purchased from William N. Niles a vacant plot, 100x100, on the north side of Manhattan Parkway 205 feet west of Bainbridge avenue.

Robert Foley sold for J. J. Glosier Company a new two-family house, 25x100, on the north side of 175th street, 108 feet west of Grand avenue to George Schenker.

Bona Bents has purchased from William Ehling 700 East 134th street, corner Southern Boulevard, a five-story building with stores, 28x58. Bernard S. Deutsch represented the purchaser and Robert B. Bergman represented the seller.

Frederick Mohrman purchased from

TELEPHONE SHOWS GROWTH OF QUEENS

Hard for New Subscriber to Get Service in Rapidly Expanding Borough.

The remarkable growth in buildings, both residential and business, in the Borough of Queens is indicated in a striking manner by the fact that it is harder for a subscriber to get new telephone service in that borough than in any other section of the greater city. This is in spite of the fact that the telephone company has done its best to keep pace with the expansion of the city's largest borough—that is, largest in respect to area. The Queens Borough Chamber of Commerce in commenting on this barometer of industrial, commercial and building activity in Queens says:

"When new dwellings are built as rapidly as they have been in Queens during the past year it means that the telephone company must work hard and fast to keep abreast of the service requirements engendered by new homes. Yet the demand for new telephone service continues even stronger than the telephone company can at present meet quickly, despite its earnest efforts to build up its system for that purpose."

"It was not long ago when the telephone requirements of Queens were served by a scant handful of widely scattered central offices. To-day the New York Telephone Company operates thirteen central offices in Queens, with the fourteenth to be added in short time, when the new Havemeyer exchange is placed in operation in the Newtown district. On February 1, 1922, there were nearly 70,000 telephones in the borough as compared with 24,000 in 1915, or an increase of nearly 200 per cent. in seven years. Last year a gross total of 19,000 new telephones was connected, or more than three-fourths as many as the entire number of phones in use in 1915."

"The telephone company is doing its utmost to provide new service 'where it is wanted.' Evidence to that effect is found in the fact that many of the telephone central office buildings in Queens have recently been, or are about to be, expanded to provide space for new switchboard facilities. Last year additions were made to the company's buildings at Richmond Hill and Jamaica. In addition, new additions to these same buildings are now under way, and an addition to the Flushing central office building is also under construction. The central office switchboards in each of these places, and also in the Astoria, Far Rockaway and Bayside central offices, are being expanded to provide new telephone lines. With interest in the new buildings, present construction activities, it is easy to see the extent of the anticipated demand for services from future occupants of the thousands of new buildings and apartments now being built, or contemplated, in the Borough of Queens in the near future."

"Another evidence of the growth of the borough is found in the number of house connections made by the Lightings

POLYCLINIC REOPENS JULY 1

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TWO FARMS FOR PRINCETON. Gift Extends Campus to Three Miles.

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The new tracts, formerly the Mather and Schenck farms, will be worked or rented out by the university. However, they will be ready for future development either for athletic fields or building purposes.

Extending from Lake Carnegie to Penns Neck, the Mather farm lies along Washington road. The Schenck property borders the Mather land, through which the junction train runs, and extends from the canal to Penns Neck.

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APARTMENTS—Sale or Let.

Parried Street (Front) Typical 6 Room Apartment Garden (Rear)

Where Apartment Life Is At Its Best in the City of New York

Jackson Heights
22 MINUTES FROM 42nd ST.
New Elevator Garden Apartment Homes
5 to 10 Rooms—2 to 4 Baths
Tenant-Ownership Plan—Liberal Terms
Golf, Tennis, Children's Playgrounds, Etc.
Total and Business References Required

VISIT JACKSON HEIGHTS TO-DAY
Take Subway to Grand Central transfer to Queensboro Subway (Corona Line) to 25th St. (Jackson Heights) Station—(Office Opposite Station)
By Motor—19th St. via Queensboro Bridge, Jackson Ave. to 25th St. (10 minutes from Columbus Circle)
THE QUEENSBORO CORPORATION, Manhattan Office, 50 EAST 42nd ST.

CITY REAL ESTATE.

Above 14th St. to 30th St. (Inclusive).
45th ST. WEST
Nos. 66-68-70
Size 60' x 100' 5"
FOR SALE
EXCEPTIONAL OPPORTUNITY
FELIX ISMAN, INC.
501 Fifth Avenue
Murray Hill 2500 or your own broker.

Brooklyn—Sale or Let.
BIG BARGAIN!
5 bedroom (Tax Exempt) stucco dwelling, sleeping porch, copper screens, instantaneous water heater, garage, etc. A beautiful home for \$14,500, on very attractive lot. Only \$1,000 down. Take Culver line "L" to 18th Ave., walk south to Kings Highway Ave., E. R. end.

TAX EXEMPTION SAVES \$1,750
\$29,500—Small cash payment and 40 months with interest. 5 room, 4 baths, 2 car garage, glass enclosed porch, steam heat, parquet floors, etc. (Smith) by Mrs. E. C. Culver line "L" to 18th Ave., walk south to 31st St.

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From Battery to 14th St., Inclusive.
BRWAY COR. Near City Hall
2 Light Outside Rooms
Ideal Office. Will rent separately or otherwise. AGENTS: 287 Broadway.

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ATTRACTIVE OFFICE SPACE.
BEHAVIOR OF THE PREMISES.
OR YOUR OWN BROKER.
Above 14th St. to 30th St. (Inclusive).

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122 Fifth Avenue
17TH AND 18TH STS.
LIGHT LOFTS
763 Sq. Ft. \$1,150
1,100 Sq. Ft. 1,400
2,241 Sq. Ft. 2,600
3,860 Sq. Ft. 4,100
5,141 Sq. Ft. 4,900
OR WILL DIVIDE INTO SUITS
Manufacturing permitted. Fireproof 100% sprinklers. Brokers protected. Our facilities are the best.
E. SHARON CO.
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Overlooking Times Sq.
Small Units Single or En Suite
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Ask for Mr. Young.
FULL COMMISSION TO BROKERS.

LOFTS—STORES—BUILDINGS
Mercantile Warehouses and Factories.
Large Selection. All Sizes.
LOUIS SCHIRAG, 142 W. 23D ST.
140 West 57th St.
Payson M. Merrill Co., Inc.
8 East 44th St.

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Atlantic City.
Unsurpassed for healthful rest and recreation.
ATLANTIC CITY, N. J.
Every month to the rear.

CANADIAN NATIONAL RAILWAYS—Low fares to Western Canada this summer. C. E. Jensen, 100 W. 42nd St., New York.

CANADIAN PACIFIC RAILWAY—Pass. Dept., Can. Pacific Bldg., N. Y.

SUMMER CAMPS.
CAMP FOR GIRLS
on Butterfield Rd., West. N. Y. fishing, lake bathing, bathing; other lodges sleeping quarters or even canvas cottages; girls to 16, registration limited, \$200 from June 20 to Sept. 30; longer stay can be arranged.
Mrs. CLARENCE N. COOK, Redwood, N. Y.

LOFT FOR RENT
For Light Manufacturing.
MOUNT VERNON, N. Y.
30 minutes from Grand Central Station; 4,000 square feet, plenty of light, steam heat; modern conveniences; choice location; for particulars see
SAMUEL ROSE
113 West 4th St., New York, N. Y.
Phone Hillcrest 1700 or 1702.

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